



**Board of Commissioners of Cook County
Board of Commissioners**

Zoning and Building Committee

Wednesday, May 16, 2018

10:00 AM

**Cook County Building, Board Room,
118 North Clark Street, Chicago, Illinois**

NOTICE AND AGENDA

There will be a meeting of the Committee or Subcommittee of the Board of Commissioners of Cook County at the date, time and location listed above to consider the following:

PUBLIC TESTIMONY

Authorization as a public speaker shall only be granted to those individuals who have submitted in writing, their name, address, subject matter, and organization (if any) to the Secretary 24 hours in advance of the meeting. Duly authorized public speakers shall be called upon to deliver testimony at a time specified in the meeting agenda. Authorized public speakers who are not present during the specified time for public testimony will forfeit their allotted time to speak at the meeting. Public testimony must be germane to a specific item(s) on the meeting agenda, and the testimony must not exceed three minutes; the Secretary will keep track of the time and advise when the time for public testimony has expired. Persons authorized to provide public testimony shall not use vulgar, abusive, or otherwise inappropriate language when addressing the Board; failure to act appropriately; failure to speak to an item that is germane to the meeting, or failure to adhere to the time requirements may result in expulsion from the meeting and/or disqualify the person from providing future testimony.

[18-3747](#)

COMMITTEE MINUTES

Approval of the minutes from the meeting of 4/25/2018

[18-3612](#)

Presented by: JAMES WILSON, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 18-18

Township: Norwood Park

County District: 9

Property Address: 8025 W. Bryn Mawr Avenue, Norwood Park, Illinois 60631

Property Description: The subject property is approximately 0.197 acre located south of Bryn Mawr approximately 288 feet east of Vine Avenue, in Section 11.

Owner: Kevin Kelly, 8025 W. Bryn Mawr Avenue, Norwood Park, Illinois 60631

Agent/Attorney: Thomas Ciesielski

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to (1) reduce the left interior side yard setback from the minimum required 10 feet to a proposed 5.73 feet and (2) reduce the rear yard setback from the minimum required 40 feet to an existing 14.52 feet. The variance is sought to bring existing conditions into compliance and for the construction of a residential addition.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 5/2/2018

Zoning Board Recommendation date: 5/2/2018

County Board extension granted: N/A

[18-3615](#)

Presented by: JAMES WILSON, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 18-19

Township: Stickney

County District: 11

Property Address: 7118 West 74th Place, Chicago, Illinois 60638

Property Description: The subject property is approximately 0.15 acre located north side of 74th Street approximately 225.8 feet west of Nottingham Avenue, in Section 30.

Owner: High Quality Home Improvement, 10220 S 86th Court, Palos Hills, Illinois 60465

Agent/Attorney: Anna Lukaszcyk, 8642 S. Menard, Burbank, Illinois 60459

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to: (1) reduce the front yard setback from the minimum required 26.8 feet (20% of lot depth) to a proposed 20.2 feet, (2) reduce the left interior side yard setback from the minimum required 10 feet to an existing 2.4 feet, (3) reduce the right interior side yard setback for an accessory structure from the minimum required 3 feet to an existing 2.9 feet and (4) reduce the distance between the principal and accessory buildings from the minimum required 10 feet to an existing 4.08 feet. The variance is sought to bring existing conditions into compliance and for the construction of a residential addition.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 5/2/2018

Zoning Board Recommendation date: 5/2/2018

County Board extension granted: N/A

[18-3616](#)

Presented by: JAMES WILSON, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Variation V 18-21

Township: Lemont

County District: 17

Property Address: 1 Katie Road, Lemont, Illinois 60439

Property Description: The subject property is approximately 1 acre located on the northwest corner of Katie Road and Melissa Drive, in Section 32.

Owner: James McNamara, 1 Katie Road, Lemont, Illinois 60439

Agent/Attorney: None

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to reduce the corner yard setback from the minimum require 25 feet to an existing 20 feet. The variance is sought to bring existing conditions into compliance for an after-the-fact permit for a shed.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 5/2/2018

Zoning Board Recommendation date: 5/2/2018

County Board extension granted: N/A

A handwritten signature in blue ink, reading "Matthew B. DeLeon".

Secretary

Chairman: Silvestri

Vice-Chairman: Sims

Members: Committee of the Whole